

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No
Vendor	M/s. B&C Estates	☒ Yes ☐ No
Flat no.	B-004	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☒ Deluxe	☐ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No
Schedule of flat	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Open to sky	☒ Yes ☐ No
South	Open to sky	☒ Yes ☐ No
East	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	3792500	☒ Yes ☐ No
PPT No.	136 A	N A
Discount (in Rs. per sft.)	Rs. 150/- Per sft	N A
On time payment discount ((in Rs. per sft.)	Rs. 50/- Per sft	
Total Discount (in Rs. per sft.)	Rs. 200/- Per sft	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	3792500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.12.2016	☒ Yes ☐ No
Remarks		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant): <i>Suman</i>
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>3/2/16</i>	Date: <i>[Signature]</i>	Date: <i>3/2/16</i>

APPROVED FOR CONSTRUCTION
 Date: *03 FEB 2016*
 SUSHAN MUDI
 MANAGING DIRECTOR

ag. one copy sent to cust on 5/2/16.

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date: 03.02.2016

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-004		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,792,500	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,792,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	232,050	Rs.	L X rate + N X rate + incidental charges
P	Service tax	132,738	Rs.	E @ rate or N @ rate
Q	VAT	47,406	Rs.	E X rate
R	Total Taxes	412,194	Rs.	O + P + Q
P	Total Tax Percentage	10.87	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	12,000	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	1.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	3.096	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	percent	under works contract
	VAT	1.25	percent	
2	Estimate as per prevailing rates that are subject to change.			
3	Applicability of service tax / VAT may differ from case to case.			
4	Some nationalized banks require registration of construction contract.			

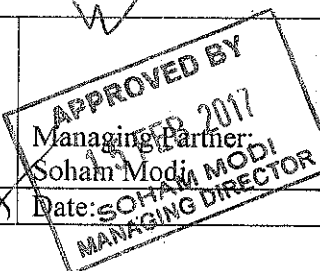
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	B-004
Name of Buyer	Mr. Mohd Muzaffar Abbas Zaffrullah Khan

A.	Total sale consideration.	Rs. 37,92,500/-
B.	Less: Discount for on time payments.	Rs. 57,500/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.2,27,550/-
E.	Add: VAT	Rs.47,406/- + 752/-
F.	Add: Service Tax	Rs. 1,37,478/- + 194/- + 677/-
G.	Add: Extra Specs Charges	Rs. 15,047/-
H.	Add: Misc. Charges	Rs.5,080/- + 25,000/- (c fund) + 6,950/- (maint charges + mfee)
I.	Less: Amount paid	Rs. 42,12,296/-
J.	Balance amount Due	Rs.
K.	Refund	☒ Yes ☐ No Rs. 11,162/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	February 2017
N.	Buyer Info database balance	Rs. -11,162/-
O.	Tally balance	Rs. -11,162/-
P.	Remarks:	
	Corpus fund Rs.25,000/- collected.	- 1162/- : 13838/-
	Maintenance charges @ Rs.1150/- pm collected wef Feb 17 to July 17	6-2300+5750+50
	Membership fee of Rs.50/- collected	8625/-
		- 6950/-
		1825/-

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Date: 16/2/17
Date: 11/2/17	Date: 14/2/17	Date: 16/2/17	Date: 16/2/17

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.						
Project Name	Mayflower Grande					
Flat no.	B-004					
Customer Name	Mr. Mohd Muzaffar					
Booked by	Rani					
Prepared by	Pavan					
Date	11.02.2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
30-Dec-15	25000	Booking amount	-	-	-	25,000
15-Jan-16	200000	Ist Installment	16	25,000	197	225,000
16-Jan-16	-25000	Booking amount received	1	225,000	111	200,000
25-Jan-16	-3668000	Payment recd	9	200,000	888	(3,468,000)
15-Feb-16	533500	IInd Installment	21	(3,468,000)	(35,915)	(2,934,500)
22-Feb-16	-458935	Payment received.	7	(2,934,500)	(10,130)	(3,393,435)
15-May-16	1517000	IIIrd Installment slab dtd 3	83	(3,393,435)	(138,898)	(1,876,435)
15-Aug-16	910200	IVth Installment plastering	92	(1,876,435)	(85,134)	(966,235)
15-Nov-16	406800	Vth Installment	92	(966,235)	(43,838)	(559,435)
22-Nov-16	-60361	payment recived	7	(559,435)	(1,931)	(619,796)
15-Feb-17	200000	Vith Installment on compl	85	(619,796)	(25,980)	(419,796)
	(419796)		Approx Interest Payable		(340,631)	
Note: Column A, B & C: Enter Installemnts & payments received Column B: Enter receivables as positive amounts & payments received as negative amounts. Cloumns D to G: Do not change. Sort columns A , B & C in accending order. Calculate sum of Installments / Payments & Interest ☐ Charge Interest of Rs. _____ (or) ☒ Interest waived ☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.: ✓			
Date			Date			
			APPROVED BY 15 FEB 2017 SOHAM MODI MANAGING DIRECTOR			

SALE DEED AUTHORIZATION FORM

Project	M/s.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MOHD MUZAFFER ABBAS ZAFFRULLAH KHAN		
Flat / Bungalow No.	B-004	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	37,92,500
B	Stamp duty & registration charges	2,32,050
C	Service Tax @ 3.5% on Sale Agreement	1,32,738
D	VAT @ 1.25% on Sale Consideration	47,406
E	Total Taxes (B + C + D)	4,12,194
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	42,04,694
I	Total Amount Paid	41,51,935
J	Balance Amount Payable (H-I)	52,759

K	Amount for Sale Deed	37,92,500
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	Syndicate	0	

Final Disbursement

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		-	Security cq.received
		-	Not required
		-	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
		-	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		4,12,194	Security cq.received
			Collect cq.at the time of registration

50/- per sft on time payment discount given Rs.57500/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
MD FEB 2016
JHAM MUA
JAM MIBET INC